

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

June 02, 2014

Call The Meeting to Order

David Plunkett called the meeting to order at 7:35 P.M. at the new Town Hall Auditorium. Present at the meeting were Nancy Reed, Community Development Director Steven Sadwick and Recording Secretary Dawn Cathcart. Robert Fowler was not in attendance. Also in attendance were Planning Board members Stephen Johnson and Vincent Fratalia.

Approval of Minutes – May 12, 2014

MOTION - Mrs. Reed made a motion to table the Zoning Bylaw Subcommittee minutes of May 12, 2014 until there is a full committee. The motion was seconded by Mr. Plunkett and unanimously voted 2-0.

(1) Livingston Street, Arnie Martel, Conceptual Plan Discussion

Dick Cuoco and Arnie Martel appeared for a discussion on a conceptual plan on Livingston Street. Mr. Cuoco stated that this is the parcel that they were proposing a zoning change to HI at Town Meeting. Since the article did not pass, they are now looking at adding the Community Village Overlay District (CVOD) to this area. The proposal would be for a few 12-unit buildings. This use would not have the same impact to the GWPD. They are also looking at letting the Rails and Trails committee use part of the property for trails. They are also looking at porous pavement and if the Board agrees to this project, they would like the Planning Board to sponsor this article.

Mrs. Reed stated that she appreciates that the applicant has come back in for discussions on this property but she has a few concerns. The CVOD is the most flexible of the overlays. How high will the buildings be? Mr. Cuoco stated that they will not be over 2 stories. Mrs. Reed asked the applicant to come back with a conceptual design and to also look at other overlays. Mr. Cuoco stated that we could do a CVOD1 with specific uses that would be similar to the HI-1 zoning district. Mrs. Reed stated that they should look at the Village Overlay District. Mr. Cuoco added that most overlays have a mixed use requirement and they don't believe commercial uses are right for this area. Mrs. Reed stated that she does not want to make another overlay. Mrs. Reed stated that there is also a large buffer area on this parcel that should be shown when the conceptual design is done.

Mr. Fratalia asked how many units are being proposed. Mr. Cuoco replied between 50-70 units. Mr. Fratalia asked if they will be rentals or ownership. Mr. Martel replied that they are looking at both options. Mr. Fratalia asked if there will be affordable units. Mr. Cuoco replied yes either the units or fee in lieu of option. If they are rentals the rents will probably fall within the affordable rates.

Mr. Johnson advised the applicant to make sure all Town boards and committees are involved to make sure everyone is on the same page. Mr. Martel stated that he would and he has already been in touch with the State and some of the neighbors.

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

June 02, 2014

Mr. Plunkett asked how big the three lots in front were. Mr. Martel replied that they are a little over an acre each so there is about 3.5 acres total. Mr. Plunkett agreed that a conceptual layout is needed and asked how big the units will be. Mr. Cuoco replied between 1,200 – 1,300 SF. Mr. Plunkett stated that it may not be a bad idea to create a modified CVOD to eliminate potential uses. Mr. Cuoco stated that we could come up with a CVOD-1 that would have refined uses.

(2) 82 Pleasant Street, Keith Anderson Conceptual Plan Discussion

Dick Cuoco and Keith Anderson appeared before the Board to discuss a new conceptual plan for 82 Pleasant Street. Mr. Cuoco stated that they have revised the plan to turn the new building sideways and it will look like an old carriage house. The garage will not face Pleasant Street but will face the right of way on the side. There will be a large retail area so they may sub-out 500-600 SF to a small business such as a CPA or attorney.

Mrs. Reed stated that this plan is fantastic and a much better layout than previously presented.

Mr. Fratalia agreed and added that the last plan took away from the existing house

Mr. Johnson agreed that this plan looks good.

Mr. Plunkett stated that this is a much improved plan. Mr. Plunkett added that the architectural detail is very important and they will be looking for design detail and pedestrian access when they apply for the special permit application.

Mr. Anderson added that whatever landscaping is needed or requested he will add because he doesn't want to take away from his home. The building will have a look of an old carriage house.

Mr. Plunkett asked what the buffer is for the right of way. Mr. Cuoco stated that there is a wall there now so they will add landscaping to bring the area up.

Adjournment

MOTION - Mrs. Reed made a motion to adjourn at 8:05 PM. The motion was seconded by Mr. Plunkett and unanimously voted 2-0.

Approved on: 9/29/14

NO Documents provided to Committee Members.